CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- October 18, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang Sylvia Garcia Jolene Saul Sam Toia Timothy Knudsen

Chairman Parang designated alternate Board member Timothy Knudsen to fill the position of regular Board member Zurich Esposito. The Chairman called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Chairman, Garcia, Knudsen, and Saul). Toia arrived at 9:15 AM.

Motion to approve the minutes from the September 20, 2019 regular meeting made by Toia. Second by Saul. Motion carried 5-0; yeas – Chairman, Garcia, Knudson, Saul, and Toia.

Motion to approve the October 18, 2019 agenda made by Toia. Second by Saul. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

9:00 A.M.

504-19-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chicago Elite Developers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1107-09 W. Chestnut Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 21.4' for a proposed detached four car garage with a roof deck which will serve a proposed three-story, four dwelling

unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

505-19-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chicago Elite Developers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1107-09 W. Chestnut Street

SUBJECT: Application for a variation to relocate the required 312 square feet

of rear yard open space to the roof of a proposed detached garage that will serve a proposed three-story, four dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

506-19-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chicago Elite Developers

OWNER: Same as applicant

PREMISES AFFECTED: 1111-13 W. Chestnut Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 21.4' for a proposed detached four car garage with roof deck which will serve a proposed three-story, four dwelling

unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

507-19-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chicago Elite Developers

OWNER: Same as applicant

PREMISES AFFECTED: 1111-13 W. Chestnut Street

SUBJECT: Application for a variation to relocate the required 312 square feet

of rear yard open space to the roof of a proposed detached four car garage which will serve a proposed three-story, four dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

508-19-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: Timothy M. Barrett
OWNER: Same as applicant
PREMISES AFFECTED: 1625 N. Mohawk Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 19.6' to 0.29', north setback from 2' to 1.79', (south to be 3.73'), combined side setback shall be 5.52' for a rear two-story addition with an attached two car garage with roof deck that shall be

accessed from the new second story.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Garcia, Knudsen, Saul, and Toia.

509-19-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Timothy Barrett
OWNER: Same as applicant
PREMISES AFFECTED: 1625 N. Mohawk Street

SUBJECT: Application for a variation to relocate the required 88.2 square feet

of rear yard open space to a proposed attached garage with roof deck which will serve the new single family residence being deconverted

from a two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

510-19-Z ZONING DISTRICT: RS-2 WARD: 10

APPLICANT: Favian Calleros **OWNER:** Same as applicant **PREMISES AFFECTED:** 13119 S. Avenue N

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.72' to 6.81' for a proposed second story addition and a front two-story addition to the existing one-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

511-19-Z ZONING DISTRICT: RM-5 WARD: 46

APPLICANT: Skymaster, LLC **OWNER:** 3627 N LSD, LLC

PREMISES AFFECTED: 3726-28 N. Lakeshore Drive

SUBJECT: Application for a variation to reduce the north side setback from the

required 5' to zero for a proposed four-story, thirty-six dwelling unit

building with thirty-six parking spaces at ground level.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

512-19-Z ZONING DISTRICT: RM-5 WARD: 46

APPLICANT: Skymaster, LLC **OWNER:** 3627 N LSD, LLC

PREMISES AFFECTED: 3726-28 N. Lakeshore Drive

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed four-story, thirty-six dwelling unit building

with thirty-six parking spaces at ground level.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

513-19-Z ZONING DISTRICT: RM-5 WARD: 46

APPLICANT: Skymaster, LLC **OWNER:**

3627 N LSD, LLC

PREMISES AFFECTED: 3726-28 N. Lakeshore Drive

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,296 square feet to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at

ground level.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

514-19-Z ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Fox Team, LLC, Fox 3846, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3846 W. Adams Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.43' to zero, east setback from 2.26' to zero (west to be zero), combined side setback from 5.67' to zero for a proposed rear fence with rolling gate at 10.75' in height to serve the existing

two-story residential building.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 5-0; yeas - Chairman, Garcia,

Knudsen, Saul, and Toia.

515-19-S ZONING DISTRICT: M3-2 WARD: 41

APPLICANT: Groot Industries, Inc.

OWNER: Groot Industries, Inc. / Illinois State Toll Highway Authority

PREMISES AFFECTED: 6747 Elmhurst Road

SUBJECT: Application for a special use to establish a 38,788 square feet new

transfer station building including office/ mechanical space and a

128 square foot new scale house.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

516-19-S ZONING DISTRICT: M3-2 WARD: 41

APPLICANT: Groot Industries, Inc.

OWNER: Groot Industries Inc. / Illinois State Toll Highway Authority

PREMISES AFFECTED: 6747 Elmhurst Road

SUBJECT: Application for a special use to establish a modified transfer station

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

517-19-Z ZONING DISTRICT: M3-2 WARD: 41

APPLICANT: Groot Industries, Inc.

OWNER: Groot Industries, Inc. / Illinois State Toll Highway Authority

PREMISES AFFECTED: 6747 Elmhurst Road

SUBJECT: Application for a variation to permit ornamental fencing to be

installed at the property line instead of 5' back, install evergreen trees 6' in height instead of the required 2.5' in caliper trees within the landscape setback, reduce the interior landscape from 21,115 square feet to 17, 595 square feet, reduce the number of interior trees from 201 to 17. Applicant is providing alternative treatments

with landscape setbacks.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

518-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Derrig Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2424 W. Montrose Avenue

SUBJECT: Application for a special use t

Application for a special use to establish residential use below the second floor for the proposed conversion of an existing two-story building to a mixed use building with retail and fifteen residential

units.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

519-19-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Larba F. Fabumi

OWNER: BSD Realty Essex, LLC **PREMISES AFFECTED:** 2449 E. 79th Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Garcia, Knudsen, and Saul (Toia absent).

520-19-S ZONING DISTRICT: B3-1 WARD: 27

APPLICANT: Gnagna Camara dba Leru African Shop Corp.

OWNER: Same as applicant

PREMISES AFFECTED: 3515 W. Chicago Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

521-19-S ZONING DISTRICT: RM-6.5 WARD: 43

APPLICANT: Make it Special, LLC

OWNER: Mansueto Belden Stratford, LLC PREMISES AFFECTED: 2300 N. Lincoln Park West

SUBJECT: Application for a special use to expand an existing residential

support services restaurant that is 7, 580 square feet and located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units

above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Garcia, Knudsen, and Saul (Toia

recused).

522-19-S ZONING DISTRICT: RM-6.5 WARD: 43

APPLICANT: Make it Special, LLC

OWNER: Mansueto Belden Stratford, LLC PREMISES AFFECTED: 2300 N. Lincoln Park West

SUBJECT: Application for a special use to

Application for a special use to establish residential support services outdoor patio in conjunction with a 7,580 square foot restaurant that is located on the ground floor of an existing residential building with

ground floor commercial use and one hundred seventy-three

dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Garcia, Knudsen, and Saul (Toia

recused).

523-19-Z ZONING DISTRICT: C2-5 WARD: 27

APPLICANT: Chicago 925 Investment Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 925 W. Chicago Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 18.65' for a proposed rooftop sunroom addition to an

existing three-story, thirty-six unit mixed use building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

524-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Sarah & Todd Shraiberg

OWNER: Same as applicant
PREMISES AFFECTED: 2204 N. Orchard Street

SUBJECT: Application for a variation to reduce the north and south side

setback from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area

above and roof deck.

Continued to November 15, 2019 at 2:00 p.m.

525-19-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Oneal Barsin, Inc. dba Juliana's Restaurant

OWNER: Amano, LLC

PREMISES AFFECTED: 3001-07 W. Peterson Avenue*

SUBJECT: Application for a variation to establish a public place of amusement

license to provide cover charge for live entertainment in an existing

restaurant which is located within 125' of a residential district. **Motion to approve made by Chairman. Second by Toia.**

Motion carried 5-0; yeas - Chairman, Garcia, Knudsen, Saul,

and Toia.

*Corrected at hearing

526-19-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Adam Burck
OWNER: Same as applicant
PREMISES AFFECTED: 2712 W. Francis Place

SUBJECT: Application for a variation to reduce the minimum required front

setback (W. Francis Place) from the required 8.72' to 7.42', front setback (W. St. Helen Street) from 25.09' to 2' and the front setback for parking (W. St. Helen Street) from 20' to 2' for a proposed two-story single family residence with a detached two-car garage with roof deck and access stair in front (W. St. Helen Street).

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Garcia, Knudsen, Saul, and Toia (Chairman

absent).

527-19-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Matthew Mitchell **OWNER:** Same as applicant

PREMISES AFFECTED: 3806-08 S. Wolcott Avenue

SUBJECT: Application for a variation to reduce the north side setback from 2'

to 0.4', south side setback from 2' to 0.8', combined side setback

from 4.7' to 1.2' to subdivide the existing zoning lot into two zoning lots. The existing three-story, single family residence shall remain at 3806 S. Wolcott Avenue. A new two-story single family residence is proposed for 3808 S. Wolcott Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

528-19-Z ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: Education & Entertainment, Inc.

OWNER: Leonas Properties, LLC **PREMISES AFFECTED:** 9156 S. Stony Island Avenue

SUBJECT: Application for a variation to establish a public place of amusement

license to provide recreational services, live theatrical

performances, dancing comedy and rental space which is located

within 125' of a residential district.

Continued to November 15, 2019 at 2:00 p.m.

529-19-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Sam Young **OWNER:** Same as applicant

PREMISES AFFECTED: 3541 S. Calumet Avenue

SUBJECT: Application for a variation to reduce the north and south side

setbacks from the required 2.11' each to zero, combined side setback from 5.28' to zero, rear setback from 15.12' to 2.92' for a proposed three-story, single family residence with rear 3rd story roof deck

and attached two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

530-19-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Sam Young **OWNER:** Same as applicant

PREMISES AFFECTED: 3541 S. Calumet Avenue

SUBJECT: Application for a variation to relocate the required 74.84 square feet

of rear yard open space to a deck or patio to a proposed roof deck which is more than 4' above grade for a proposed three-story, single family residence with rear third story roof deck and attached two-car

garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

531-19-S ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2759 W. Lawrence Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six-dwelling unit building with a detached six car garage with roof deck and elevated walkway for access to the roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

532-19-Z ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle

OWNER: Same as applicant

PREMISES AFFECTED: 2759 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback for a rooftop

stair enclosure from the front building line from 20' to 15.12', the rear setback from 30' to 2' for a proposed four-story, six dwelling unit building with roof deck, roof top stair enclosures and detached

six car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

533-19-S ZONING DISTRICT: C1-2 WARD: 40

APPLICANT: Misericordia Homes **OWNER:** Same as applicant

PREMISES AFFECTED: 6130 N. Ravenswood Avenue

SUBJECT: Application for a special use to establish a drive-through facility to

serve a proposed three-story, food service manufacturing facility

with retail of goods produced on-site.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

534-19-Z ZONING DISTRICT: C1-2 WARD: 40

APPLICANT: Misericordia Home **OWNER:** Same as applicant

PREMISES AFFECTED: 6130 N. Ravenswood Avenue

SUBJECT: Application for a variation to reduce the front east setback from the

required 7.5' to zero, reduce the south setback from 3' to zero for a proposed drive through facility to serve a proposed three-story food service manufacturing building with retail of goods produced

on-site.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

535-19-Z ZONING DISTRICT: C1-2 WARD: 40

APPLICANT: Misericordia Home **OWNER:** Same as applicant

PREMISES AFFECTED: 6130 N. Ravenswood Avenue

SUBJECT: Application for a variation to eliminate the required 10' x 25'

loading berth that would serve a proposed three-story food service

manufacturing building with retail of goods produced on site.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

536-19-Z ZONING DISTRICT: C2-2 WARD: 32

APPLICANT: Yaz & Cam dba Granero

OWNER: Raul Perez

PREMISES AFFECTED: 2529 N. Milwaukee Avenue

SUBJECT: Application for a variation to establish a public place of amusement

license to provide live entertainment, music, DJ, and cover charge within an existing restaurant which is located within 125' of a

residential district.

Continued to December 20, 2019 at 2:00 p.m.

537-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Intercultural Montessori Foreign Language Immersion School

OWNER: Same as applicant **PREMISES AFFECTED:** 114 S. Racine Avenue

SUBJECT: Application for a special use to expand an existing school use on the

second floor of an existing three-story, mixed use building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

538-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

SUBJECT: Application for a variation to reduce the east side setback from the

required 2.4' to zero (west to be zero), combined side setback from

2.4' to zero for a proposed one-story addition to the existing

one-story, single family residence.

Continued to November 15, 2019 at 2:00 p.m.

539-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family

residence.

Continued to November 15, 2019 at 2:00 p.m.

540-19-S ZONING DISTRICT: **B3-2** WARD: 44

APPLICANT: 3505 Clark, Inc.
OWNER: JJK Clark St, LLC
PREMISES AFFECTED: 3505 N. Clark Street

SUBJECT: Application for a special use to establish an outdoor rooftop patio

located on the roof of an existing restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

541-19-S ZONING DISTRICT: C1-3 WARD: 3

APPLICANT: 3647-57 S Indiana, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3649 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed two-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

542-19-S ZONING DISTRICT: C1-3 WARD: 3

APPLICANT: 3647-57 S Indiana, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3657 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed two-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Garcia, Knudsen, Saul,

and Toia.

543-19-Z ZONING DISTRICT: RS-2 WARD: 45

APPLICANT: Jennifer and Patrick Boyle

OWNER: Same as applicant

PREMISES AFFECTED: 4047 W. Warwick Avenue

SUBJECT: Application for a variation to reduce the east side setback from the

required 4.9' to 2.37' (west to be 13.58') combined side setback to be 15.95' for a proposed three-story addition in the rear of an

existing three-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

544-19-Z APPLICANT:ZONING DISTRICT: C1-1 WARD: 21
The Phillips Brand, LLC dba The Affair Room

OWNER: V.A.C.K.Y.R Aboriginal **PREMISES AFFECTED:** 1929 W. 87th Street

SUBJECT: Application for a variation to establish a public place of amusement

license for a proposed banquet hall in an existing building. **Motion to approve made by Chairman. Second by Toia.**

Motion carried 5-0; yeas - Chairman, Garcia, Knudsen, Saul,

and Toia.

545-19-S ZONING DISTRICT: C1-1 WARD: 21

APPLICANT: The Phillips Brand, LLC dba The Affair Room

OWNER: The 87th Street Church of Christ

PREMISES AFFECTED: 1937-59 W. 87trh Street

SUBJECT: Application for a special use to establish thirteen required off-site

parking spaces to serve a proposed banquet hall facility located at

1929 W. 87th Street.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

546-19-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Barber Greg, Inc.

OWNER: Saratoga Property Advisers, LLC

PREMISES AFFECTED: 2151 W. Division Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

ZONING DISTRICT: B1-2 WARD: 17 APPLICANT: Chareay Gavin dba Visionary Beauty and Barber Salon

OWNER: Select Property Group, LLC **PREMISES AFFECTED:** 7759 S. Halsted Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

548-19-A ZONING DISTRICT: RS-1 WARD: 41

APPLICANT: Irony, LLC

OWNER: Same as appellant

PREMISES AFFECTED: 6854 W. Thorndale Avenue

SUBJECT: Application for an appeal of the decision of the office of the Zoning

Administrator in refusing to recognize 6854 W. Thorndale as a

buildable lot.

Continued to November 15, 2019 at 2:00 p.m.

The Chairman moved to recess at 1:00 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Garcia, Knudsen, Saul, and Toia.

The Board reconvened at 2:00 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Chairman, Garcia, Knudsen, and Saul). Toia arrived at 3:10 PM.

2:00 P.M.

549-19-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: 1524 DPW, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1524 N. Dearborn Parkway

SUBJECT: Application for a variation to reduce the north side setback from the

required 2' to zero, south side setback from 2' to zero, combined side setback from 5' to zero, rear setback from 41.72' to 39.75' for a

proposed rear four story addition, a fourth story addition with roof deck and roof top stair and elevator enclosure and new enclosed walkway addition attached to the garage that will serve the existing building being deconverted from two dwelling units to a single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

CONTINUANCES

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three

dwelling unit building.

Continued to November 15, 2019 at 2:00 p.m.

341-19-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Johnnie Blue, Inc. **OWNER:** Faizullah Khan

PREMISES AFFECTED: 2619 W. Lawrence Avenue

SUBJECT: Application for a variation to establish a public place of amusement

license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning

district.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 4-0; yeas – Chairman, Garcia,

Knudsen, and Saul (Toia absent).

359-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from the

required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building. Motion to approve made by Chairman. Second by Toia. 2-2; yeas — Garcia and Saul; nays — Chairman and Knudsen. Continued to November 15, 2019 at 2:00 PM. Pursuant to Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago, fifth Board member to read transcript and vote

at the November Zoning Board of Appeals hearing.

360-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

from four to three spaces for the proposed addition of a fourth

dwelling unit in an existing three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. 2-2; yeas — Garcia and Saul; nays — Chairman and Knudsen. Continued to November 15, 2019 at 2:00 PM. Pursuant to Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago, fifth Board member to read transcript and vote

at the November Zoning Board of Appeals hearing.

376-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Kriser's Feeding Pets For Life, LLC OWNER: MR 3629 Western Waveland, LLC

PREMISES AFFECTED: 3649 N. Western Avenue

SUBJECT: Application for a special use to establish an animal shelter /

boarding, animal training / day care facility. Continued to November 15, 2019 at 2:00 p.m.

390-19-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Oakley 23, LLC **OWNER:**

Same as applicant

PREMISES AFFECTED: 2354-58 S. Oakley Avenue

SUBJECT: Application for a variation to reduce the parking requirement from

one stall to zero for two new live / work units located on the ground floor of an existing three-story building with nine dwelling units.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul,

and Toia.

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.3' to 32' for a proposed four-story, two dwelling unit

building.

Continued to November 15, 2019 at 2:00 p.m.

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building. Continued to November 15, 2019 at 2:00 p.m.

413-19-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT:JYM Investments, LLC

OWNER:
Same as applicant

PREMISES AFFECTED: 2321 W. Howard Street

SUBJECT: Application for a special use to establish a one-lane drive through to

serve a proposed one-story, restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

419-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 1932 N. Fremont, LLC OWNER: Same as applicant PREMISES AFFECTED: 1932 N. Fremont Street

SUBJECT: Application for a variation to reduce the south side setback from the

required 2' to 1' (north side to be 3'), combined side setback from 5'

to 4' for a proposed three-story, single family residence.

Withdrawn.

457-19-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc. **OWNER:** DDP Enterprises, LLC **PREMISES AFFECTED:** 1455 W. Hubbard Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie

Street.

Continued to December 20, 2019 at 2:00 p.m.

458-19-Z ZONING DISTRICT: PMD- 4A WARD: 27

APPLICANT: Moonlight Studios, Inc. **OWNER:** DDP Enterprises, LLC **PREMISES AFFECTED:** 1455 W. Hubbard Street

SUBJECT: Application for a variation to establish shared parking for seventeen

parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private

event space located at 1446 W. Kinzie Street. Continued to December 20, 2019 at 2:00 p.m.

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Gino Battaglia **OWNER:**

Same as applicant

PREMISES AFFECTED: 1740 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the required total off-street

parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed

use building.

Continued to November 15, 2019 at 2:00 p.m.

480-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Mateusz Jasinski **OWNER:** Same as applicant

PREMISES AFFECTED: 6167 N. Overhill Avenue

SUBJECT: Application for a variation to reduce rear setback from the required

8.17' to 3.08' for a proposed one-story addition to the side of an

existing one-story, single family residence.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 4-0; yeas - Chairman, Garcia,

Knudsen, and Saul (Toia absent).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia. Meeting went into closed session at 4:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia. Meeting returned to open session at 4:35 PM.

Motion to approve Chairman Parang as the designated Board officer to receive annual training on compliance with the Open Meetings Act. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 412-19-Z, 414-19-S, 433-19-S, 449-10-S, and 356-19-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Garcia, Knudsen, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of September 20, 2019, except for Board Cal Nos. 464-19-Z, 475-19-Z, 491-19-Z, 492-19-Z, 498-19-S, 395-19-S, 402-19-Z, and 420-19-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

The Chairman moved to adjourn at 4:45 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Knudsen, Saul, and Toia.

Adjournment.